



CERTIFICATE OF ENCUMBRANCE AND TITLE OF LAND FORMING PART OF PROJECT SHRI KESHAV MAJESTIC-PHASE-3 CONSISTING KHASRA NO. 79, 80, 81 & 83 SITUATED AT MAUZA SUNRAKH BANGAR, TEHSIL & DISTT. MATHURA.

PROMOTER: BRAI BHOOMI BUILDTECH PVT. LTD.

- 1- I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/Equitable/English Mortgage (please specify the kind of mortgage) Equitable mortgage Already created and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Registered/Equitable Mortgage can be created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:
- 2- I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.
- 3- I confirm have made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s)office(s), Revenue Records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage.
- 4- Following scrutiny of Land Records/Revenue Records, relative Title Deeds, and certified copies of such title deed obtained from the concerned registrar office and encumbrance certificate (EC). I hereby certify the genuineness of the Title Deeds. Suspicious. Doubt, if any, has been clarified by making necessary enquires.
- 5- There are no prior registered Mortgage/Charges/encumbrances what so ever, as could be seen from the Encumbrance Certificate for the period from **dated 18/08/1993 to 17/08/2023** pertaining to the immovable property (ies) covered by above said Title deeds. The property is free from all registered Encumbrances.
- 6- There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law/Rule in force.
- 7- I certify that parties as per "Annexure A" has an absolute, clear and Marketable title and there is no encumbrances existed over the Schedule properties consisting Khasra No. **245, 246 247 248 & 249 SITUATED AT MAUZA ALLEHPUR, 79, 80, 81 & 83 SITUATED AT MAUZA SUNRAKH BANGAR, TEHSIL & DISTT. MATHURA (As per Annexure A).**

**CERTIFICATE OF TITLE -****Annexure-A**

That initially as per C.H.41 Khasra No. 80 (NEW) was numbered at the time of consolidation proceedings as Khasra No. 47/1 Minjumla, 47/2 Minjumla, 21/2 Minjumla, 21/3 Minjumla and 48/1 Minjumla (OLD) and Having total Area 0.97 Acre and as per CH-45 Khata No. 598 Owner of Khasra No. 80 was Balveer Singh S/o Sri Charan Das R/o Nagla Gopal Garh Part Village Distt. Mathura.

That initially as per C.H.41 Khasra No. 81 (NEW) was numbered at the time of consolidation proceedings as Khasra No. 21/1 Minjumla, 21/2 Minjumla, 21/3 Minjumla and 48/1 Minjumla (OLD) and Having total Area 0.85 Acre and as per CH-45 Khata No. 613 Owner of Khasra No. 81 was Murari S/o Sri Bhajan Lal R/o Nagla Gopal Garh Part Village Distt. Mathura.

That as per Khatoni Fasli Year 1422-1427 Khasra Nos. 79, 80 & 81 having Total Rakba 1.1540 Hectare Mauja Sunrakh Bangar Tehsil and District Mathura in the name of Girish Agrawal S/o Bharat Agrawal R/o Sarafa Bazar Vrindavan Mathura and Dwarika Dhish Infra Project Pvt. Ltd. through Rakesh Jain S/o Mahesh R/o Bank Colony Maholi Road Mathura.

That as per Khatoni Fasli Year 1422-1427 Khasra Nos. 83 having Rakba 3.2830 Hectare Mauja Sunrakh Bangar Tehsil and District Mathura in the name of Jagdish Ahuja S/o Sri Harvansh Lal Ahuja R/o Krishna Nagar Mathura, Ram Kumar Bharadwaj S/o Sri Omprakash Bharadwaj R/o 34-C Janakpuri Maholi Road Mathura, Alok Shivhari S/o Sri Bhagwan Swaroop R/o 71B, Surya Nagar Agra, Hariom Singh S/o Sri Ram Prasad R/o Nagla Kiki Part Atas Bangar Vrindavan Mathura, Vishnu Gautam S/o Damodar Prasad Gautam R/o Sunrakh Vrindavan Mathura, Prashant Sharma S/o Sri Sohan Lal Sharma R/o Swami Ghat Mathura, Smt. Malti Devi W/o Bhagwan Swaroop R/o 71-B Surya Nagar Agra, Pavan Kumar and Lavkush S/o Late Hariom Singh, Ku. Manju and Ku. Sanju (Manor) D/o Late Hariom Singh and Smt. Sondei W/o Late Hariom Singh R/o Nagla Bahadur Part Atas Mathura.

That Ramveer S/o Sri Charan Das R/o Sihora Distt. Mathura executed the registered sale deed Khasra No. 79 having Rakba 1.03 Acre in favor of Ram Swaroop S/o Sri Moti Ram R/o Village Gaunda Atas Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 692 Pages No. 361-382 Document No. 6771 dt. 04/10/2002.

That Balveer Singh S/o Sri Charan Das R/o Nagla Gopal Garh Part Village Distt. Mathura executed the registered sale deed Khasra No. 80 having Rakba 0.97 Acre in favor of Ram Swaroop S/o Sri Moti Ram R/o Village Gaunda Atas Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 692 Pages No. 383-402 Document No. 6772 dt. 04/10/2002.



That Murari S/o Sri Bhajan Lal R/o Nagla Gopal Garh Part Village Distt. Mathura executed the registered sale deed Khasra No. 81 having Rakba 0.344 Hectare in favor of Ram Swaroop S/o Sri Moti Ram R/o Village Gaunda Atas Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 717 Pages No. 377-390 Document No. 7563 dt. 12/11/2002.

That Ram Swaroop S/o Sri Moti Ram R/o Village Gaunda Atas Tehsil & Distt. Mathura executed the registered Power of Attorney Khasra No. 79, 80 and 81 with other Khasra Nos. in favor of Vedprakash S/o Sri Murari Lal R/o 82-D, Krishna Nagar Mathura and said power of attorney has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 4 Jild No. 27 Pages No. 95-98 Document No. 170 dt. 28/04/2003.

That Vedprakash S/o Sri Murari Lal R/o 82-D, Krishna Nagar Mathura as power of attorney holder Ram Swaroop S/o Sri Moti Ram R/o Village Gaunda Atas Tehsil & Distt. Mathura executed the registered sale deed Khasra No. 79, 80 and 81 with other Khasra Nos. in favor of Nattho Singh S/o Sri Amar Singh R/o opposite Jagdamba Nursing Home Diavil Nagar Mathura and said sale deed has been registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 1257 Pages No. 383-420 Document No. 8122 dt. 03/09/2004.

That Natthi Singh S/o Sri Amar Singh R/o Daivil Nagar Krishna Nagar Tehsil & Distt. Mathura executed the registered sale deed in favor of Girish Agrawal S/o Bharat Agrawal R/o Sarafa Bazar Vrindavan Mathura 40% and Hari Mohan S/o Ram Prasad R/o Nagla Kiki Part Atas Vrindavan Mathura 60% in respect of Khasra No. 79 having Rakba 0.417 Hectare, Khasra No. 80 having Rakba 0.393 Hectare and Khasra No. 81 having Rakba 0.344 Hectare total Rakba 1.154 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 1430 Pages No. 174-208 Document No. 2833 dt. 30/03/2005.

That Shiv Sagar S/o Late Kamla Prasad R/o Ramanreti Vrindavan Tehsil & Distt. Mathura and Smt. Girja Devi W/o Late Kailash Prasad self and as guardian minor Dattak Son Anurag Mishra age 15 years S/o Late Kailash Prasad R/o Ramanreti Vrindava Mathura executed the registered sale deed in favor of Jagdish Ahuja S/o Sri Harvansh Lal Ahuja R/o Krishna Nagar Mathura, Ram Kumar Bharadwaj S/o Sri Omprakash Bharadwak R/o 34-C Janakpuri Maholi Road Mathura, Alok Shivhari S/o Sri Bhagwan Swaroop R/o 71B, Surya Nagar Agra, Hariom Singh S/o Sri Ram Prasad R/o Nagla Kiki Part Atas Bangar Vrindavan Mathura, Vishnu Gautam S/o Damodar Prasad Gautam R/o Sunrakh Vrindavan Mathura, Ravindra Kumar Jain S/o Sri Nemi Chand Jain R/o C-32, Guru Nanak Nagar Mathura, Prashant Sharma S/o Sri Sohan Lal Sharma R/o Swami Ghat Mathura in respect of Khasra No. 83 having Rakba 3.283 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura. and said sale deed has been Registered on the office of Sub-



Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 1975 Pages No. 1-82 Documents No. 9978 dt. 19/08/2006.

That Ravindra Kumar Jain S/o Sri Nemi Chand Jain R/o C-32, Guru Nanak Nagar Mathura 1/7 share executed the registered sale deed in favor of Smt. Malti Devi W/o Sri Bhagwan Swaroop R/o 71-B, Surya Nagar Agra in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 2140 Pages No. 297-322 Documents No. 16169 dt. 20/12/2006.

That Alok Shivhari S/o Sri Bhagwan Swaroop R/o 71B, Surya Nagar Agra 1/7 share in executed the registered sale deed favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 7537 Pages No. 177-200 Documents No. 15609 dt. 08/12/2015.

That Smt. Malti Devi W/o Sri Bhagwan Swaroop R/o 71-B, Surya Nagar Agra 1/7 share executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 7537 Pages No. 201-224 Documents No. 15610 dt. 08/12/2015.

That Ram Kumar Bharadwaj S/o Sri Omprakash Bharadwak R/o 34-C Janakpuri Maholi Road Mathura 1/7 share executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 7543 Pages No. 25-48 Documents No. 15760 dt. 11/12/2015.

That Prashant Sharma S/o Sri Sohan Lal Sharma R/o Swami Ghat Mathura 1/7 share executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 7575 Pages No. 377-402 Documents No. 96 dt. 04/01/2016.

That Jagdish Ahuja S/o Sri Harvansh Lal Ahuja R/o Krishna Nagar Mathura 1/7 share executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri



R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 2140 Pages No. 297-322 Documents No. 5878 dt. 26/05/2016.

That Pavan Kumar and Lavkush S/o Late Hariom Singh and Smt. Sondei W/o Late Hariom Singh and as guardian Kum Sanju D/o Late Hariom Singh R/o Nagla Kiki @ Nagla Bahadur Village Atas Bangar Tehsil & Distt. Mathura 1/7 share executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 83 having Rakba 0.4690 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 7874 Pages No. 17-44 Documents No. 7797 dt. 02/07/2016.

That Girish Agrawal @ Arvind Agrawal S/o Late Bharat Agrawal R/o Sarafa Bazar Vrindavan Mathura executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 79 having Rakba 0.040833 Hectare out of Rakba 0.1668 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 9356 Pages No. 1-24 Documents No. 3973 dt. 01/04/2019.

That Girish Agrawal @ Arvind Agrawal S/o Late Bharat Agrawal R/o Sarafa Bazar Vrindavan Mathura executed the registered sale deed in favor of Braj Bhoomi Buildtech Pvt. Ltd New Delhi through Director Bal Mukund Sharma S/o Sri Devendra Nath Shastri R/o 10, Jangpura Road Bhogal New Delhi-110014 in respect of Khasra No. 79 having remaining Rakba 0.125167 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 9494 Pages No. 91-114 Documents No. 7283 dt. 19/06/2019.

That Hari Mohan S/o Ram Prasad R/o Nagla Kiki Part Atas Vrindavan Mathura executed the registered sale deed in favor of Dwarikadhish Infra Projects Pvt. Ltd. through authorized representative Rakesh Jain S/o Sri Mahesh Chand Jain R/o 6, Bank Colony Maholi Road Mathura in respect of Khasra No. 79 having remaining Rakba 0.2502 Hectare Mauja Sunrakh Bangar Tehsil & Distt. Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 5578 Pages No. 119-156 Documents No. 6786 dt. 27/05/2013.

Place: Mathura
Dated: 23-12-2023


Signature of Advocate

SaurabhShrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP-4293/1996